

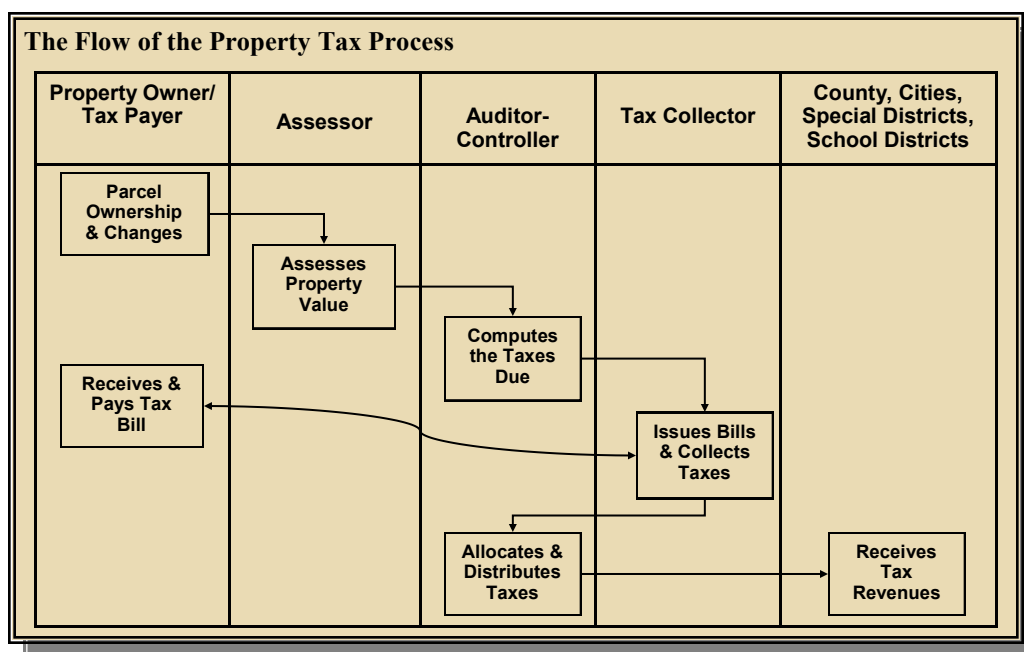


# Property Tax Perspective

County of San Luis Obispo,  
Fiscal Year July 1, 2016 to June 30, 2017

## Property Tax Process

California schools, counties, cities and special districts depend on property tax as a primary source of revenue. Property tax raised \$481 million for local governments within the boundaries of San Luis Obispo County during fiscal year 2015-16 and is expected to generate \$504 million for fiscal year 2016-17 based on the current taxable value (see page 4). The information provided in this publication is a general overview of the property tax process in San Luis Obispo County. It includes a broad description of the functions of various county departments from the generation of property taxes through the distribution to local government agencies. Please visit our website located at <http://sloacttc.com> to view or download copies of *Property Tax Perspective* and our other publications.



Proposition 13, approved by California voters in 1978, is the basis for the current property tax process. Proposition 13 limits the property tax rate to 1% of assessed value, plus any additional tax rate necessary to fund local voter-approved bonds and other indebtedness. It limits base value increases to 2% per year, except for properties having a change of ownership or new construction. Property with a change in ownership is assessed at its new market value (usually the purchase price) and the value of any new construction is added to the existing base value of a parcel.

Since the passage of Proposition 13, the California legislature and the voters have continually altered, interpreted and implemented changes to the property tax laws resulting in local agency tax revenues being more and more limited. This has led to the advent of special assessments, fees and special taxes levied on parcels by local agencies for the benefit of the property owners within their district boundaries. These charges are set by each individual agency and are not based on value or subject to the tax rate, but do become a lien on the property along with the property tax.

### Two Elected County Officials Provide Many of The Checks and Balances That Govern This Property Tax Process

**Tom J. Bordonaro**

**County Assessor**

**(805) 781-5643**

[www.slocounty.ca.gov/assessor.htm](http://www.slocounty.ca.gov/assessor.htm)

**James P. Erb, CPA**

**Auditor-Controller, Treasurer, Tax Collector**

**(805) 781-5040**

<http://sloacttc.com>

# Parcel Ownership and Taxpayers

Annually, owners of taxable property become liable for the property tax as based on the assessed value of the property. Taxable property is assessed (valued) each year as of January 1st (called the lien date) to generate tax revenue for the fiscal year that begins on the upcoming July 1st. The assessed value for most real property is the prior year's assessed value adjusted by the California Consumer Price Index, up to 2%. However, if there has been a change in ownership the new assessed value will be the market value of the property that changed ownership. New construction value is added to the property's prior base values.

*The owners of property in San Luis Obispo County are responsible for the timely payments of taxes. Those who pay late are subject to penalties and costs which can be significant.*

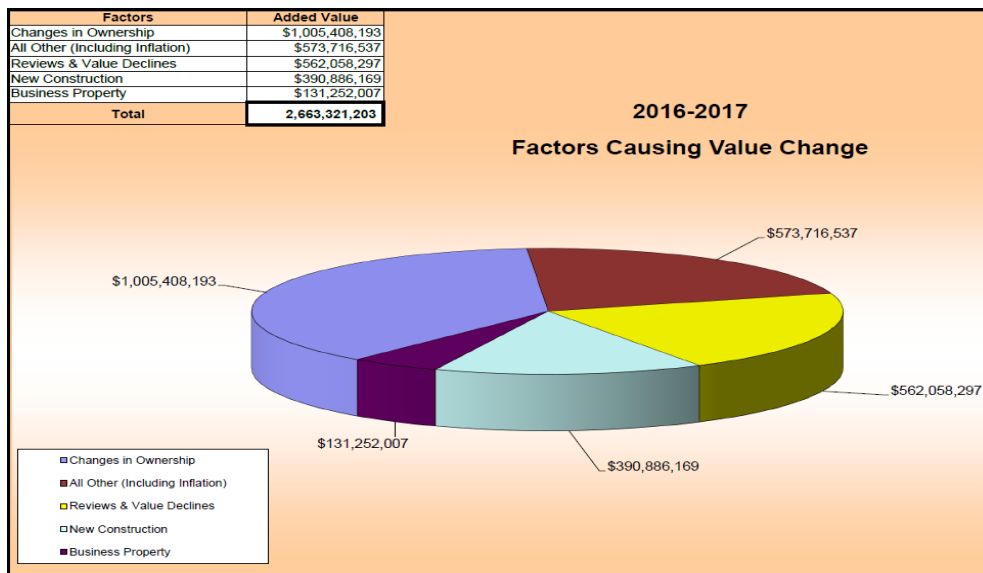
## Principal Taxpayers 2016-2017 (Secured, Utility, Unsecured & Aircraft)

Top 10 Taxpayers	Type of Property	Taxable Assessed Value	% of Total Assessed Value
Pacific Gas & Electric Co.	Utility	2,546,218,862	5.03%
Phillips 66 Company	Oil Refinery	149,256,170	0.29%
Beringer Wine Estates Co	Winery	89,124,477	0.18%
CAP VIII - Mustang Village LLC	Apartments	88,660,000	0.18%
E & J Gallo Winery	Winery	78,324,441	0.15%
Martin Hotel Mgmt Co LLC	Hotel	66,470,974	0.13%
AT&T California	Telephone	62,531,086	0.12%
Pasquini Charles Jr. TRE ETAL	Multi-Property Owner	59,062,915	0.12%
Firestone Walker LLC	Brewery	56,395,815	0.11%
Brodiaea Inc	Land Management	45,865,731	0.09%
Total Top 10 Taxpayers		<u>\$3,241,910,471</u>	<u>6.40%</u>

The top ten taxpayers make up 6.40% of total taxable assessed valuation. This is an indicator that the county has a diversified tax base.

*Under Proposition 13 similar properties can have substantially different assessed values based on their date of purchase.*

The County has 138,310 secured parcels that include both residential (homes, condos and apartments) and non-residential (businesses, hotels, retail, etc.) property. Utilities and railroads are valued across multiple parcels. Business personal property (machinery and equipment) is taxable where it has established "permanent status"; while vessels (boats) are assessed where moored and aircraft are taxed at the location of the airport. Taxable personal property, business fixtures, aircraft, vessels and boats are classified as unsecured, of which there are about 31,563 such properties within the County.



*Increases due to changes in ownership account for the majority of the \$2.7 billion of total growth in assessed value for the 2016-2017 fiscal year.*

# Assessor Values Property

The primary responsibility of the County Assessor is to discover, describe, value and assess all taxable property so that each owner is assured of paying the proper amount of property tax for the support of local governments and schools. The main categories of taxable property include real property, business personal property, vessels and aircraft. The Secured Tax roll is comprised of real property which is defined as land, mines, minerals, timber and improvements such as buildings, structures, crops, trees and vines. Business personal property (items such as machinery, equipment, office tools and supplies), vessels and aircraft are included on the Unsecured roll. It is important to note that there are several full or partial exclusions/exemptions (such as homeowner, disabled veterans and welfare exemptions) provided by the State Constitution and the legislature that reduce the burden of paying property taxes for certain taxpayers.

Historical Assessed Value of Local & Utility Property in San Luis Obispo County (in billions)		
Fiscal Year	Assessed Valuation (\$)	Percentage Increase
1987-88	11.8	10.3%
1988-89	13.1	11.0%
1989-90	14.1	7.6%
1990-91	15.6	10.6%
1991-92	16.4	5.1%
1992-93	17.1	4.3%
1993-94	17.5	2.3%
1994-95	17.9	2.3%
1995-96	18.3	2.2%
1996-97	18.6	1.6%
1997-98	19.1	2.7%
1998-99	19.7	3.1%
1999-00	20.8	5.6%
2000-01	22.1	6.3%
2001-02	23.5	6.3%
2002-03	25.6	8.9%
2003-04	27.6	7.8%
2004-05	30.2	9.4%
2005-06	33.5	10.9%
2006-07	37.4	11.8%
2007-08	40.8	8.9%
2008-09	42.9	5.2%
2009-10	42.8	-0.4%
2010-11	42.4	-0.9%
2011-12	41.7	-1.7%
2012-13	42.1	1.1%
2013-14	43.4	3.0%
2014-15	45.8	5.5%
2015-16	48.5	6.0%
2016-17	51.0	5.1%

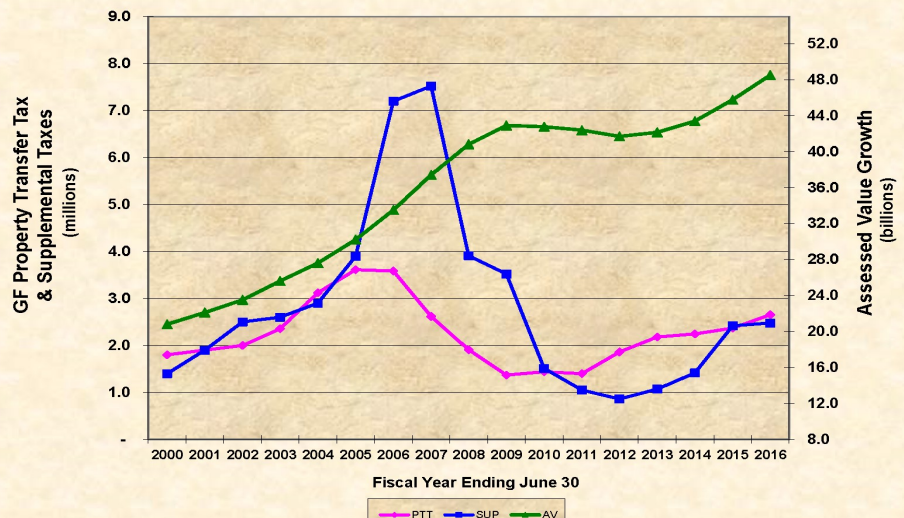
Assessed value is determined and enrolled to a property owner as of January 1, which is the tax lien date. As an example, changes in ownership (sales) and new construction (determined from permits and on-site reviews) during the prior calendar year 2015 are valued as of January 1, 2016. The 2% (or less) inflation adjustment is applied to the assessed values along with exemptions and other appraisable events. The countywide adjusted gross value of \$51.0 billion as of January 1, 2016 is then taxed for the fiscal year July 1, 2016 to June 30, 2017.

## Other significant processes include:

- The Supplemental roll places tax changes into effect on the date of transfer or a new construction completion date, rather than waiting for the next lien date, requiring the levying of additional tax for a portion of the current fiscal year.
- The Unitary roll contains properties, such as railroads and utilities, whose value is determined by the State Board of Equalization, not the County Assessor.
- The assessment appeals process allows a taxpayer to dispute values through administrative and judicial processes.
- A Proposition 8 reduction is a form of temporary assessment relief that may be applied when a property's taxable value exceeds the current market value.

*The leading indicators of assessed value (AV) growth are the property transfer tax followed by the supplemental property tax growth rates. With the recent increases in the property transfer taxes, the growth rates of supplemental and assessed values will also begin to increase over the next couple of years.*

**County Assessed Value Growth vs. General Fund Property Transfer Tax (PTT) & Supplemental Taxes**



For more information on the assessment process visit the Assessor's Website at:  
[www.slocounty.ca.gov/assessor.htm](http://www.slocounty.ca.gov/assessor.htm)

# Auditor-Controller Prepares Tax Roll

Once the assessed valuation is determined and enrolled by the Assessor, it is delivered to the Auditor-Controller on or before July 1st each year. The tax roll is then prepared by the Auditor-Controller by multiplying the value of each parcel by the 1% tax rate plus the amount necessary to make annual payments on bonds or other indebtedness approved by the voters to finance local facilities. The majority of outstanding bonds in the County are for school facilities.

5-Year Total Tax Levy	
Fiscal Year	Amount
2012-2013	447,610,414
2013-2014	461,506,897
2014-2015	488,043,597
2015-2016	534,912,449
2016-2017	565,027,617

In addition to the taxes noted above, numerous direct charges approved by voters or permitted by legislation, are added to the tax roll. Examples include charges for sewer, flood control and street lighting. The total calculated liability for each parcel is provided to the Tax Collector by September 30.

2016-17 Tax Bill Calculations	
Secured Value	\$47,569,302,342
Unsecured Value (w/Air)	1,355,050,825
Utility Value	2,914,855,619
Exemptions	(1,182,437,288)
<b>Net Taxable Values</b>	<b>\$50,656,771,498</b>
1% Basic Tax Rate	X 1%
Property Tax	\$506,567,715
Bonds	40,717,590
Direct Charges	17,742,312
<b>Total Tax Levy</b>	<b>565,027,617</b>

Until three decades ago, local agencies and school districts could ask local voters for an increase in property taxes to support their programs and pass such measures by a majority vote. Proposition 13 constrained this ability in 1978 by requiring a two-thirds majority vote of the electorate.

A 1986 voter-approved amendment to Proposition 13 (ACA 17) permitted agencies and districts to seek approval of local general obligation bonds to be repaid through property taxes. In the November 2000 election, voters approved Proposition 39 allowing the voting threshold for school general obligation bonds to be lowered to 55% if the school board so chooses.

As of 1984, agencies and districts with new residential and commercial development in their boundaries could, with two-thirds majority vote of the affected property owners, form a special "Mello-Roos Community Facilities District" to build new facilities in the area. Then in 1998, a new law permitted the formation of School Facility Improvement Districts with a two-thirds vote. This threshold was lowered (with some requirements) to 55% in July 2001.

Once approved, one or any combination of these types of voter approved debt may appear on your tax bill.

San Luis Obispo County School District General Obligation Bonds				
District/Election	Debt Authorized by Voters	Bonds Issued		2016-2017 Taxes per \$100K Assessed Value
		Amount of Issues	Principal Balance as of 6/30/2015	
Atascadero Unified	\$117,000,000	\$84,500,000	81,369,692	118.00
Cayucos Elementary	7,850,000	7,850,000	8,915,000	35.50
Coast Unified	16,300,000	16,300,000	12,215,078	38.74
Cuesta Community College	275,000,000	75,000,000	75,000,000	19.25
Lucia Mar Unified	45,350,000	45,350,000	26,310,419	39.94
Paso Robles Unified	20,000,000	20,000,000	18,394,998	11.90
San Luis Coastal Unified	177,000,000	50,000,000	50,000,000	49.00
San Miguel Elementary	3,850,000	3,845,000	1,182,687	44.13
Templeton Unified	35,000,000	14,000,000	13,595,000	58.00



# Treasurer-Tax Collector Issues Bills & Collects Taxes

The Tax Collector mails annual secured tax statements (bills) by November 1. The bill can be paid in two installments, the first due November 1 and delinquent after December 10 and the second due February 1 and delinquent after April 10. (Note that the payment due dates are well into the fiscal year of July through June). Supplemental tax may be billed at anytime throughout the year when there is a change in ownership or new construction is completed.

Penalties for late payments are significant at 10% for the first installment delinquency, 10% plus \$20 for the second installment delinquency and an additional 1.5% per month beginning the following July 1. After 5 years of taxes being delinquent, property can be sold at a tax sale to pay the tax. In San Luis Obispo County, delinquency rates have been some of the lowest in the state.

## Number of Bills Issued

Fiscal Year	Secured	Unsecured	Supplemental	Total
2012-2013	128,661	9,586	6,475	144,722
2013-2014	128,553	9,529	7,189	145,271
2014-2015	128,714	9,460	11,462	149,636
2015-2016	128,978	9,406	10,177	148,561
2016-2017	129,256	8,888	3,983 *	142,127

\* Partial Year (7/1/2016 through 11/15/2016)

## Delinquent Secured Tax Payment History As of June 30th of Fiscal Year Due

Fiscal Year	Amount	Delq Rate
2006-2007	8,311,377	2.29%
2007-2008	13,836,097	3.50%
2008-2009	16,141,949	3.88%
2009-2010	13,746,301	3.33%
2010-2011	10,792,998	2.64%
2011-2012	7,233,779	1.79%
2012-2013	5,418,141	1.34%
2013-2014	4,689,817	1.11%
2014-2015	4,757,680	1.06%
2015-2016	4,163,510	0.88%



2016/17 ANNUAL SECURED PROPERTY TAX BILL  
FISCAL YEAR JULY 01, 2016 TO JUNE 30, 2017

5212

1055 Monterey Street, Rm D-290, San Luis Obispo, CA 93408 (805) 781-5831

[www.SloCountyTax.org](http://www.SloCountyTax.org)

TAXPAYER, JACK AND JILL  
12345 MAIN ST  
ATASCADERO, CA 93422

1 Assessment	2 Bill Number	3 Tax Rate Area	4 Total Tax Rate
000-000-000	2016/17 000-000-000	007-005	1.14125

5 Assessed Owner  
As of January 1, 2016  
TAXPAYER, JACK AND JILL

6 Property Address  
12345 MAIN ST

7 Legal Description  
CY ATAS TR 2525-2 LT 141

8 Important Messages  
**See reverse side for important taxpayer information.**

View and pay taxes online at: [www.slocountytax.org](http://www.slocountytax.org)

ADDRESS CHANGE - To change address information make changes on stub, sign, and send with your payment, or complete Change of Address form at [www.slocountytax.org](http://www.slocountytax.org)

## Property Assessment For Fiscal Year 2016/17

12 Description	Assessed Values
LAND	147,897
IMPROVEMENTS	326,801
HOMEOWNERS	-7,000

Net Assessed Value \* 467,698

\* For Questions Regarding Assessed Values Call 805-781-5643

## Tax Calculation

13 Service Agency	Contact	Rate(s)	Amount
PROP 13 TAX RATE		1.00000	4,677.00
STATE WATER PROJ		0.00400	18.70
ATAS USD 2010A GO		0.05900	275.94
ATAS USD 2014 GO BND		0.05900	275.94
CUESTA CCD 2014 BOND		0.01925	90.02
ATAS MELLO-ROOS CFD	(800) 676-7516	0.00000	650.08
ATAS LANDSCAP LING 2	(800) 676-7516	0.00000	202.00
ATAS STREET DRAIN 2	(800) 676-7516	0.00000	54.00
ATAS SEWER CHARGE	(805) 470-3180	0.00000	244.16
<b>Total</b>		1.14125	<b>6,487.84</b>

Here is an example of a secured property tax bill.

The "Total Rate" is the sum of all the AV tax rates. The amounts are calculated by multiplying the tax rate by the Net Property Value.

For example:

The State Water Project tax amount of \$18.70 is .00400% times the Net Property Value of \$467,698.

The total tax rate in each Tax Rate Area (007-005 for this bill) is the same for every parcel within that Tax Rate Area. The amounts without a rate are the direct charges unique to this parcel, which may vary or not be applicable to other parcels.

# Auditor-Controller Distributes Property Taxes

The Auditor-Controller is responsible for the apportionment and distribution of property taxes in accordance with specified formulas and procedures as explained on page 8. The information below shows the change in allocation from the prior to the current fiscal year and the corresponding percentage of growth. The growth trends of the various geographic regions of the county become apparent when comparing the wide variation in incremental growth percentage of the taxing agencies.

## COUNTY OF SAN LUIS OBISPO

### SUMMARY OF INCREMENTAL GROWTH AND PROPERTY TAX ALLOCATION BY FUND

For Secured and Unsecured Property Taxes (Including Homeowners Subventions, Excluding Unitary & Aircraft)

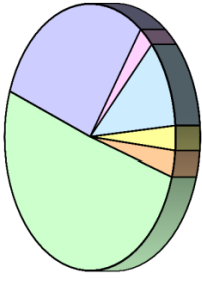
FISCAL YEAR 2016-2017

The County's General Fund allocation is \$140.2 million

Secured,  
Unsecured  
Property Taxes  
and Homeowner  
Subventions are  
expected to  
generate \$479.3  
million for fiscal  
year 2016-2017

Fund	Agency Name	Prior Year Allocation Net of RDAs	Current Year Allocation Net of RDAs	Current Year Net Incremental Growth Amount	Current Year Net Incremental Growth %	MVLF Swap (SB 1096)	Current Year Adjusted Allocation with VLF	Percent To Total Adjusted Allocation
<b>COUNTY GENERAL FUND</b>								
0001	GENERAL FUND	101,827,493	107,429,981	5,602,487	5.50%	32,753,302	140,183,283	29.2470%
<b>COUNTY BOS GOVERNED DISTRICTS</b>								
0002	ROADS	1,306,672	1,375,521	68,849	5.27%		1,375,521	0.2870%
0026	COUNTY LIBRARY	7,281,130	7,682,404	401,274	5.51%		7,682,404	1.6028%
0643	SLO CO FLOOD CONTROL	1,108,858	1,170,449	61,592	5.55%		1,170,449	0.2442%
0647	SLO CO FCA WCD (NACI)	1,199,074	1,265,719	66,645	5.56%		1,265,719	0.2641%
0651	FLOOD CONTROL ZONE 1	58,047	63,460	5,413	9.33%		63,460	0.0132%
0652	FLOOD CONTROL ZONE 1A	13,298	13,948	650	4.89%		13,948	0.0029%
0654	FLOOD CONTROL ZONE 3	262,783	277,593	14,810	5.64%		277,593	0.0579%
0662	FLOOD CONTROL ZONE 9	487,523	516,312	28,789	5.91%		516,312	0.1077%
0675	CSA #10 ZONE A	60,180	65,138	4,958	8.24%		65,138	0.0136%
0687	NIPOMO LIGHT	33,267	34,366	1,099	3.30%		34,366	0.0072%
0694	CSA # 23(FORMER SM LGT)	22,057	23,151	1,094	4.96%		23,151	0.0048%
0723	CSA #1	7,307	7,957	650	8.89%		7,957	0.0017%
0724	CSA #1 ZONE A	31,361	33,647	2,287	7.29%		33,647	0.0070%
0725	CSA #1 ZONE B	13,252	13,900	648	4.89%		13,900	0.0029%
0726	CSA #1 ZONE C	7,579	7,765	186	2.45%		7,765	0.0016%
0727	CSA #1 ZONE D	30,635	33,504	2,869	9.37%		33,504	0.0070%
0741	CSA #7	47,155	48,937	1,783	3.78%		48,937	0.0102%
0742	CSA #7 ZONE A	207,408	215,210	7,801	3.76%		215,210	0.0449%
0743	CSA #7 ZONE B	29,273	30,484	1,211	4.14%		30,484	0.0064%
0755	CSA #10	198,876	212,286	13,410	6.74%		212,286	0.0443%
0761	CSA #12	18,381	18,645	264	1.44%		18,645	0.0039%
0773	CSA #16	29,273	31,059	1,786	6.10%		31,059	0.0065%
TOTAL BOS GOVERNED DISTRICTS		12,453,388	13,141,455	688,067	5.53%	0	13,141,455	2.7418%
<b>INCORPORATED CITIES</b>								
0227	CITY OF ARROYO GRANDE	4,216,047	4,398,812	182,765	4.33%	1,487,748	5,886,560	1.2281%
0229	CITY OF ATASCADERO	5,326,983	5,618,118	291,136	5.47%	2,596,002	8,214,120	1.7137%
0231	CITY OF GROVER BEACH	1,919,082	2,015,588	96,505	5.03%	1,159,419	3,175,007	0.6624%
0232	CITY OF MORRO BAY	2,531,152	2,672,387	141,235	5.58%	972,150	3,644,537	0.7604%
0233	CITY OF PASO ROBLES	5,487,043	5,810,641	323,598	5.90%	2,899,402	8,710,043	1.8172%
0234	CITY OF PISMO BEACH	3,468,829	3,713,088	244,259	7.04%	900,471	4,613,559	0.9625%
0235	CITY OF SAN LUIS OBISPO	10,038,557	10,590,186	551,629	5.50%	4,353,912	14,944,098	3.1178%
TOTAL INCORPORATED CITIES		32,987,697	34,818,820	1,831,123	5.55%	14,369,104	49,187,924	10.2623%
<b>REDEVELOPMENT AGENCIES</b>								
0236	PASO ROBLES RDA	4,967,746	5,054,959	87,213	1.76%		5,054,959	1.0546%
0237	FIVE CITIES RDA	1,375,470	1,614,353	238,883	17.37%		1,614,353	0.3368%
0238	GROVER BEACH RDA	1,269,318	1,369,563	100,245	7.90%		1,369,563	0.2857%
0239	ARROYO GRANDE RDA	1,685,474	1,880,857	195,383	11.59%		1,880,857	0.3924%
0251	ATASCADERO RDA	3,902,762	4,271,644	368,882	9.45%		4,271,644	0.8912%
0252	GBIE RDA	375,715	448,407	72,692	19.35%		448,407	0.0936%
TOTAL REDEVELOPMENT AGENCIES		13,576,485	14,639,783	1,063,298	7.83%	0	14,639,783	3.0544%

# Allocation of your Property Taxes



COUNTY GENERAL FUND	29.2470%
COUNTY B05 GOVERNED DISTRICTS	2.7418%
INCORPORATED CITIES	10.2623%
REDEVELOPMENT AGENCIES	3.0544%
INDEPENDENT SPECIAL DISTRICTS	3.1505%
SCHOOL DISTRICTS	51.5442%
	100.0000%

The net effect of the MVLF swap is a \$47.1 million decrease in taxes allocated to the ERAF fund. (see page 8 for explanation)

Local school districts receive an allocation of \$247 million

Included in the allocation figures provided are \$3.3 million of Homeowner Subventions received from the State. Not included are \$30.5 million of Unitary & Aircraft taxes which are required to be distributed under different allocation formulas.

Fund	Agency Name	Prior Year Allocation Net of RDAs	Current Year Allocation Net of RDAs	Current Year Incremental Growth Amount	Current Year Incremental Growth %	MVLF Swap & Triple Flip (SB 1096)	Current Year Allocation Net of SB 1096	Percent To Total Allocation
<b>INDEPENDENT SPECIAL DISTRICTS</b>								
0007	AIR POLLUTION CONTROL	287,699	303,649	15,951	5.54%		303,649	0.0634%
0166	GARDEN FARMS	28,865	30,963	2,098	7.27%		30,963	0.0065%
0198	SM VLY WTR - BOND	46,792	68,260	22,468	48.02%		68,260	0.0145%
0213	CAMBRIA COMM HEALTH CARE	461,245	480,939	19,694	4.27%		480,939	0.1003%
0223	CAYUCOS SANITARY	714,855	763,156	48,301	6.76%		763,156	0.1592%
0368	CACHUMA RESOURCE	6,626	9,059	2,433	36.71%		9,059	0.0019%
0473	PORT S L HARBOR	2,615,906	2,771,317	155,411	5.94%		2,771,317	0.5782%
0474	CA VALLEY COMM SER	66,035	66,432	397	0.60%		66,432	0.0139%
0475	NIPOMO COMM SERVS	544,526	572,630	28,104	5.16%		572,630	0.1195%
0476	CAMBRIA COMM SERV	2,086,064	2,168,058	81,994	3.93%		2,168,058	0.4523%
0477	SS ACRES COMM SERV	72,888	77,217	4,329	5.94%		77,217	0.0161%
0478	TMPLTN COMM SERV	973,684	1,018,531	44,847	4.61%		1,018,531	0.2125%
0480	NIPOMO SWR MAINT	15,612	16,344	732	4.69%		16,344	0.0034%
0481	NIPOMO DRAIN MAIN	15,612	16,344	732	4.69%		16,344	0.0034%
0483	LINNE COMM SERV	20,423	21,138	714	3.50%		21,138	0.0044%
0528	GC STR LIGHT # 1	494,565	520,850	26,285	5.31%		520,850	0.1087%
0693	SAN MIGUEL LIGHT	78,334	88,337	10,003	12.77%		88,337	0.0184%
0747	LOS OSOS CSD-ZONE A	204,231	215,114	10,883	5.33%		215,114	0.0449%
0748	LOS OSOS CSD-ZONE B	1,769,596	1,860,006	90,410	5.11%		1,860,006	0.3881%
0750	LOS OSOS CSD-ZONE D	20,105	21,713	1,607	7.99%		21,713	0.0045%
0752	LOS OSOS CSD-ZONE F	7,806	8,196	390	5.00%		8,196	0.0017%
0781	HERITAGE CSD	283,881	301,533	17,652	6.22%		301,533	0.0629%
0803	SAN MIGUEL SANITARY	44,159	48,266	4,107	9.30%		48,266	0.0101%
0811	OCEANO COMM SERV	871,478	918,883	47,406	5.44%		918,883	0.1917%
0825	CAYUCOS FIRE	256,015	273,446	17,430	6.81%		273,446	0.0571%
0827	SAN MIGUEL FIRE	285,334	319,028	33,694	11.81%		319,028	0.0666%
0831	SANTA MARGARITA FIRE	95,399	100,080	4,681	4.91%		100,080	0.0209%
0837	ARROYO GR CEMETERY	112,385	117,987	5,602	4.98%		117,987	0.0246%
0843	ATAS CEMETERY	309,397	326,135	16,738	5.41%		326,135	0.0680%
0844	CAMBRIA CEMETERY	93,765	97,779	4,014	4.28%		97,779	0.0204%
0845	CAYUCOS-MB CEMETERY	322,549	341,699	19,150	5.94%		341,699	0.0713%
0847	PASO ROBLES CEMETERY	408,113	430,758	22,645	5.55%		430,758	0.0895%
0851	SAN MIGUEL CEMETERY	77,245	81,866	4,621	5.98%		81,866	0.0171%
0852	SANTA MARGARITA CEMETERY	32,314	33,552	1,238	3.83%		33,552	0.0070%
0853	SHANDON CEMETERY	15,022	16,057	1,035	6.89%		16,057	0.0034%
0854	TEMPLETON CEMETERY	102,116	106,790	4,674	4.58%		106,790	0.0223%
0895	AVILA BEACH CSD	229,374	244,975	15,600	6.80%		244,975	0.0511%
0896	AVILA CO WTR ID #1	225,880	242,386	16,507	7.31%		242,386	0.0506%
<b>TOTAL INDEPENDENT SPECIAL DISTRICTS</b>		<b>14,295,894</b>	<b>15,100,473</b>	<b>804,579</b>	<b>5.63%</b>	<b>0</b>	<b>15,100,473</b>	<b>3.1505%</b>
<b>SCHOOL DISTRICTS</b>								
1205	CAYUCOS ELEM	2,287,753	2,439,778	152,025	6.65%		2,439,778	0.5090%
1211	CUYAMA JT UNIFIED	269,041	286,940	(100)	-0.04%		286,940	0.0661%
1217	PLEASANT VALLEY ELEM	451,215	473,941	22,726	5.04%		473,941	0.0989%
1221	SAN MIGUEL ELEM	2,028,153	2,149,988	121,835	6.01%		2,149,988	0.4486%
1223	COAST UNIFIED	8,788,435	9,198,033	409,598	4.66%		9,198,033	1.9190%
1225	PASO UNIFIED	30,750,063	32,481,124	1,731,061	5.63%		32,481,124	6.7767%
1227	SANTA MARIA HIGH	908	911	3	0.33%		911	0.0002%
1228	S MARIA/BONITA UNION	1,135	1,150	16	1.39%		1,150	0.0002%
1231	TEMPLETON UNIFIED	8,552,026	8,935,995	383,969	4.49%		8,935,995	1.8644%
1234	S L COASTAL UNIFIED	54,923,053	57,939,479	3,016,426	5.49%		57,939,479	12.0881%
1253	LUCIA MAR UNIFIED	48,062,926	50,967,066	2,904,140	6.04%		50,967,066	10.6335%
1273	ATASCADERO UNIFIED	18,770,321	19,738,357	968,036	5.16%		19,738,357	4.1581%
1293	SHANDON UNIFIED	1,134,936	1,216,486	81,550	7.19%		1,216,486	0.2538%
1303	SHLO CO COMM COLLEGE	30,480,315	32,175,195	1,694,881	5.56%		32,175,195	6.7128%
1308	CO SCHOOL SERVICE	18,073,680	19,077,850	1,004,170	5.56%		19,077,850	3.9803%
1309	A HANCOCK COMM COLLEGE	34,462	34,462	(30)	-0.09%		34,462	0.0072%
0115	ERAF	54,097,862	57,079,601	2,981,739	5.51%	(47,122,406)	9,957,195	2.0774%
	<b>TOTAL SCHOOL DISTRICTS</b>	<b>278,706,312</b>	<b>294,178,357</b>	<b>15,472,044</b>	<b>5.55%</b>	<b>(47,122,406)</b>	<b>247,055,951</b>	<b>51.5442%</b>
<b>COUNTYWIDE TOTALS</b>								
		<b>\$453,847,269</b>	<b>\$479,308,868</b>	<b>\$25,461,599</b>	<b>5.61%</b>	<b>\$0</b>	<b>\$479,308,868</b>	<b>100.0000%</b>

# Auditor-Controller Distributes Property Taxes

After collecting the property taxes, the Tax Collector forwards them to the Auditor-Controller for apportionment and distribution to all eligible jurisdictions within the County. The law requires the County Auditor-Controller to allocate the revenue in accordance with specified formulas and procedures.

AB8 (Assembly Bill 8 of 1979-80), with many subsequent amendments, governs the complicated tax allocation process. Each taxing jurisdiction (entity) was assigned a base amount of property tax determined by 1978-79 revenue. Each year the entity is then allocated an amount equal to the total received in the previous year plus a percentage of tax growth within the geographic tax area served by the entity. The law also provides for transfers of property tax revenue when boundary changes or transfer of service responsibilities occur and are referred to as jurisdictional changes.

Adding to the complex tax allocation process, legislation (SB1096) was enacted in fiscal year 2004-05 that permanently swaps Motor Vehicle License Fee revenue for Property Taxes (the "MVLFF Swap") and temporarily exchanged Sales Tax Revenues ("Triple Flip") for Property Taxes of the cities and county only. The *Triple Flip* expired when the State Deficit Bonds were paid off in July 2015. The legislation specifies that the property tax revenues necessary to fund the *MVLFF Swap* are to be taken from the Educational Revenue Augmentation Fund (ERAF). For fiscal year 2016-17 the total *MVLFF Swap* was \$47.1 million of additional property taxes for cities and the county with a corresponding decrease of \$47.1 million in property tax revenue allocated to the County ERAF for schools.

For fiscal year 2016-17, overall County property tax growth is continuing to increase. Countywide locally assessed property taxes increased by \$25.5 million, representing a 5.61% growth from the prior fiscal year. Provided on the previous two pages is a summary of the change in percentages and taxes for the various local agencies that receive property tax revenue. As you will note, there are large fluctuations in growth percentages among agencies due to growth in the various geographic regions within the county.

## County Financing Sources

### State and Federal Revenue

State and federal revenue, at \$244 million, represents about 45.5% of the County's financing and is the single largest revenue source. For the most part, these funds are restricted as to use for the support of statutory programs and are not available for discretionary purposes.

### Taxes

Property tax, sales tax, transient occupancy and other taxes generate \$184 million or 34.4% of the County's financing, with property tax being the single largest source of discretionary revenue available to the County.

### Other Revenues

The remaining 20.1% of the County's revenues are comprised of various funding sources. Licenses, permits, fines and penalties make up about 2.8%, while revenues derived from billing of various County departments charging for their services represent another 5.6%, with the 11.7% balance being generated by interest earnings and miscellaneous court fines and penalties.

Summary of Estimated Revenue, Other Financing Sources and Transfers			
Fiscal Year ended 2016-2017			
	Actual	Actual	Adopted
Sources	2014-2015	2015-2016	2016-2017
Current Secured Property Tax	110,899,103	117,091,369	121,284,667
Current Unsecured Property Tax	3,148,651	3,124,181	2,964,566
Supplemental Property Tax	2,620,527	2,685,489	1,966,315
Other Tax	57,890,948	58,781,210	58,277,881
<b>Total Taxes</b>	<b>174,559,229</b>	<b>181,682,249</b>	<b>184,493,429</b>
Licenses/Permits, Fines/Penalties	15,850,724	15,203,505	15,112,686
Interest in Rental Revenues	3,040,878	4,277,317	2,300,264
State & Federal Revenues	257,241,888	254,567,637	243,965,851
Charges for Service	29,779,020	31,157,927	30,120,776
Other Revenue & Financing Sources	70,161,575	70,014,191	60,389,310
<b>Total Sources</b>	<b>550,633,314</b>	<b>556,902,826</b>	<b>536,382,316</b>

Financing Sources

45.5%

34.4%

2.8%

5.6%

11.7%

- Taxes
- Licenses, Permits
- State and Federal
- Charges for Service
- Interest, Rentals, and Misc.